File No. 210110274

WARRANTY DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: June 5, 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/14/10 13:27 3 pgs
Fees:18.00 Taxes:207.20
20101214-0099457

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest J. Phipps	Ernest J. Phipps	096110A05100
(NAME) 5112 John Hagar Road	(NAME) 5112 John Hagar Road	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Barbara Armstrong Burchardt and Jason Burchardt and Melissa Burchardt, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Ernest J. Phipps, hereinafter called the grantee(s), His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number G-1, as shown on the plan of Hickory Place Condominiums, Phase V, filed as Exhibit C to and established by the Master Deed of record in Book 6472, Page 435, re-recorded in Book 6476, Page 663 and amended in Book 7015, Page 182, Book 7015, Page 187, Book 7015, Page 192, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Raymond H. Burchardt by Deed dated November 20, 1991 from David R. Parsons and wife, Barbara Parsons of record in Deed Book 8492, page 186, Register's Office for said County. The said Raymond H. Burchardt having since died intestate on November 28, 2008. There was no probate estate opened for Raymond H. Burchardt. The sole surviving heirs of Raymond H. Burchardt are Barbara Armstrong Burchardt, his wife and Jason Burchardt, his son and Melissa Burchardt, his daughter as affirmed by those Affidavits of Heirship, recorded simultaneously herewith of record in Instrument No. 20101214-0099454 and Instrument No. 20101214-0099455, Register's Office for said County.

This conveyance is subject to: (1) Davidson county property taxes for the year 2011 and subsequent years, a lien, not yet due and payable; (2) all matters as set forth on the boundary plat of record in Plat Book 6250, Page 795; (3) Easement as shown of record in Book 6391, Page, 482; (4) Master Deed and By-Laws as shown of record in Book 6472, Page 435; amendment of as shown in Book 6476, Page 663 and book 7015, Page 182; Book 7015, Page 187; Book 7015, Page 192; (5) Charter of Homeowner's Association as shown of record in Book 6472, Page 429, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 336 Hickory Place, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), His heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9th day of December, 2010.

Melissa Burchardt by Barbara Armstrong Burchardt, her Attorney in Fact

Barbara Armstrong Burchardt

Jason Burchardt

STATE OF TENNESSEE

COUNTY OF WILSON

On this 9th day of December, 2010, before me personally appeared Barbara Armstrong Burchardt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of Melissa Burchardt, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20101214-0099456, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 9th day of December, 2010.

Commission expires: 6-5-12

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jason Burchardt the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of December, 2010.

Commission expires: 6-5-12

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

File Number: 210110274

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

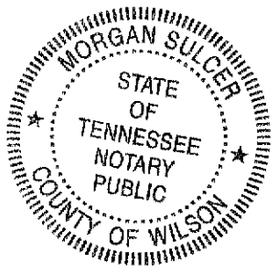
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013